

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN
ADVISORY COMMITTEE OF THE TOWN OF LOS GATOS **FEBRUARY 19, 2009**
HELD AT THE NEIGHBORHOOD CENTER, 208 EAST MAIN STREET, LOS
GATOS, CALIFORNIA.

The meeting was called to order at 6:00 pm by Jane Ogle.

ATTENDANCE

Members present: John Bourgeois, Barbara Cardillo, Jim Foley, Melanie Hanssen, Perry Hariri, Libby Lane, Tim Lundell, Joe Pirzynski, Dan Ross, Jane Ogle, Chuck Sloan, Barbara Spector, Deborah Weinstein, Gordon Yamate

Members absent: Tom O'Donnell, Margaret Smith, Tom Spilsbury

Staff present: Greg Larson, Town Manager; Bud Lortz, Director of Community Development; Suzanne Davis, Associate Planner; Marni Moseley, Assistant Planner

Public attendees: Ray Davis, Charles Erikson

VERBAL COMMUNICATIONS:

Ray Davis spoke about the proposed redevelopment on Wood Road and its lack of compatibility with the hillside environment. He also talked about term limits for the Town Council.

ITEM 1 PRESENTATION BY TOWN MANAGER GREG LARSON

Greg Larson made a presentation on the fiscal status of the Town. He provided background on support and organizational structure of the Town government

Town Departments:

Police – 60% of discretionary funds

Parks & Public Works

Community Development (Planning, Building & Redevelopment)

Direct services – Library & Community Services

Administration – Finance, IT & Human Resources

Town Planning

- future planning
- current planning
- building & inspections

Inverse relationship:

Future planning – low specificity, high discretion

Current planning – medium specification and specificity

Building & inspections – high specificity, low discretion

Applicant, neighbors and the rest of the Town all have legitimate self interests.

The Town's two most important documents:

Budget – numerical goals and priorities

General Plan – how a local government sets its goals and priorities

Budget = \$31 million

Largest Town expense is personnel.

Revenue sources:

sales tax (26.4%)

property tax (21.6%)

licenses and permits (9%)

other sources (e.g. transit occupancy tax, business license tax)

Sales Tax Mix:

Internet retail 28.6%)

Downtown 20.7%)

Auto dealers (11.8%)

Other (LGB, gas stations, other retail) (39.3%)

Five year forecast shows that expenditures will exceed revenues in two years. Revenues are projected to be down \$1.1 million.

Question and answer period

ITEM 2 – LOS GATOS BOULEVARD PLAN

Presentation by Community Development Director *Bud Lortz*

- Transition of Los Gatos Blvd. due to the exodus of auto dealerships
- Los Gatos Blvd. (LGB) from Spencer to Hwy. 85
- LGB Plan adopted by Council in 1997
- Changing conditions on LGB and general economic conditions
- Opportunity to create more of a sense of place
- A clear vision for LGB is important
- Traffic calming improvements are needed
- Pedestrian friendly/safe

Land Use:

- Primary zoning is CH
- Larger development sites can transform LGB
- Community commercial core
- Retail oriented development and some mixed use that includes residential
- Community service retail examples: Whole Foods, Pier One Imports

Issues:

- Distinctive and quality architecture
- Preservation of scenic vistas/views of hillside
- Moving buildings closer to the street adds vitality and improves the streetscape, but creates a functionality issue for tenants
- Public improvements:
 - Landscaping
 - Irrigation systems
 - Lighting

Typical funding: benefit assessment district

Council recently affirmed that the LGB Plan is solid, but enhancements could be made. Five areas were identified where specific study is needed.

Nodes (primary intersections):

- Traffic calming
- Public art
- Landscaping

Next steps:

Review of General Plan Background report, March 5 and 19, 2009.

March 5 topics:

Public Services
Cultural Resources
Air Quality & Climate Change
Noise
Biological Resources
Geology
Hazards & Safety
Hydrology & Water Quality
Infrastructure

March 19 topics:

Land Use
Community Design
Climate Change & Carbon Footprint
Parks & Recreation
Youth Services
Senior Services
Population & Housing
Employment & Economics
Transportation & Circulation

The schedule will be revised, but the anticipated completion date has not changed (March to June 2010).

ITEM 3 MAJOR COMMUNITY DEVELOPMENT PROJECTS

Policy Development:

General Plan update
Housing Element update
North 40 Specific Plan
Affordable Housing Strategies
Recreation Inventory
Redevelopment Implementation Plan

Pending Applications:

Emmanuel Convalescent Hospital/Thrash House
McHugh site – 15400 LGB
Swanson Ford site – LGB/BHR
Los Gatos Meadows site – 110 Wood Road
Baytree Condo Conversion
Community Hospital
Office expansion – Alberto Way
Town Library

Future Projects:

Netflix expansion
North 40 developments
Los Gatos Lodge – 50 LG-Saratoga
Safeway redevelopment and expansion, NSC
Blackstock property – Shelburne & Winchester
LG-S HS site – University Avenue
Highlands of LG – Shady Lane
Chevy site - LGB


Public Comments:

Ray Davis commented on the new Community Development Director and the positive change it should have. He also commented on the Town reserves and questioned why the money isn't being used. Property rights versus entitlement rights.

ADJOURNMENT

Meeting was adjourned at 7:35 PM. The next meeting of the General Plan Advisory Committee is scheduled for March 5, 2009.

Prepared by:


Suzanne Davis, Associate Planner